



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13320 - 00408
Date Received: 12 Jun. 2013
Commission/Civic: N/A
Existing Zoning: _____ Application Accepted by: [Signature] Fee: \$1900-
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Variance to allow a wall sign on a facade without a public entrance and to exceed the allowable sign area. Applicable code section: 3377.24.B.
Sign area proposed is 139.5 s.f., allowable sign area on a wall with public entrance is 77 s.f.

LOCATION

1. Certified Address Number and Street Name 3820 South Hamilton Road
City Columbus State OH Zip 43232
Parcel Number (only one required) 530-292080

APPLICANT

2. Name Tim McCarthy, CORC Limited
3. Address 1062 Ridge Street City/State Columbus, OH Zip 43215
4. Phone # 614-321-3570 Fax # _____ Email timmcCarthy@corclimited.com

PROPERTY OWNER(S)

2. Name Tim McCarthy, CORC Limited
3. Address 1062 Ridge Street City/State Columbus, OH Zip 43215
4. Phone # 614-321-3570 Fax # _____ Email timmcCarthy@corclimited.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY/AGENT (CIRCLE ONE)

8. Name Kirk Paisley, M+A Architects
9. Address 775 Yard Street, Suite 325 City/State Columbus, OH Zip 43212
10. Phone # 614-764-0407 Fax # 614-764-0237 Email kirkp@ma-architects.com

SIGNATURES

11. Applicant Signature _____
12. Property Owner Signature _____
13. Attorney/Agent Signature [Signature] M+A Architects

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13320-00408
3820 S. HAMILTON ROAD

One Stop Shop Zoning Report Date: Tue Jul 9 2013

Date: Tue Jul 9 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3838 S HAMILTON RD COLUMBUS, OH

Mailing Address: 3850 HAMILTON RD
3850 HAMILTON RD

Owner: NODGKISS THOMAS P SU TR E

Parcel Number: 530289955

ZONING INFORMATION

Zoning: Z87-1530, Commercial, LC4
effective 11/25/1987, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

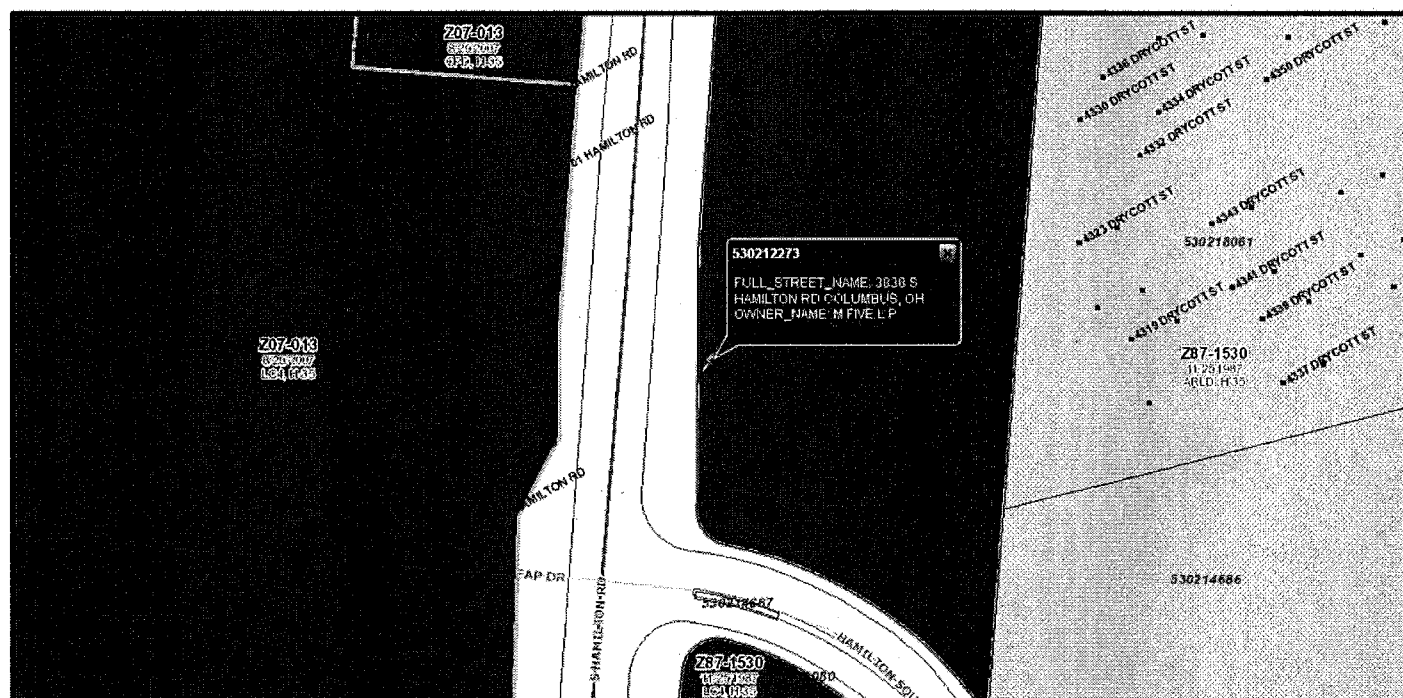
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

(See next page for instructions)

APPLICATION # _____

13320-00408
3820 S. HAMILTON ROAD

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Kirk Paisley, M+A Architects
of (1) MAILING ADDRESS 775 Yard Street, Suite 325, Columbus, OH 43212
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 3820 South Hamilton Road, Columbus, OH 43232
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) CORC Limited
1062 Ridge Street
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Tim McCarthy, CORC Limited
614-321-3570

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) N/A

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME	(6A) ADDRESS OF PROPERTY	(6B) PROPERTY OWNER(S) MAILING ADDRESS
<u>CORC Limited</u>	<u>3820 S. Hamilton Road</u>	<u>1062 Ridge St., Columbus, OH 43215</u>

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12 day of June, in the year 2013

SIGNATURE OF NOTARY

My Commission Expires



Notary Seal Here

(8) Kate Paskvan
Notary Public, State of Ohio
My commission expires 10-01-2013



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STATEMENT OF HARDSHIP

13320-00408
3820 S. HAMILTON ROAD

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
 4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

See attached

Signature of Applicant _____

Date _____

6/12/13

MEMORANDUM

Date: **June 12, 2013**

To: **Graphics Commission**
Company: **City of Columbus**
Department of Building and
Zoning Services

Cc: **file, CORC Limited**

Project: **3820 South Hamilton Road**
Re: **Graphics Variance Application**
Statement of Hardship



The facts of this application satisfy the four criteria delineated in Section 3382.05 for approval of the requested minimal signage variance in following ways:

1. Visibility of the improvements on the leased premises from the main thoroughfare – South Hamilton Road – is impaired due to the specific characteristics peculiar to the premises. The building is required to sit back from the road almost 200 feet due to drainage ditches / mounding and the interior access road on the West side required to connect all of the sites. In addition, the graphics code precludes the installation of graphics on a face that does not contain a public entrance. The North face of the building cannot contain a public entrance due to the nature of the floor plan layout of a drive-thru restaurant. Therefore, the building will have limited street presence from the North elevation.
2. Signage applied to all of the faces of the building that are visible from the road (3 faces) is consistent with other facilities located nearby in the same or similar zoning districts. The painted wall mural being requested would be applied to the north face of the building (the face that does not contain a public entrance) and would again be consistent with neighboring businesses.
3. The inability to place a wall sign on the north face of the building benefitting the premises is expected to materially adversely impact sales at the restaurant located on the leased premises. The business would have nothing on the face of the building facing south-bound traffic on South Hamilton Road to notify traffic of the business contained within. As noted above, the placement of signage on 3 sides of the building is consistent with neighboring retail property owners.

4. The premises of the applicant within the subject property is located within a developing retail corridor, and is surrounded by properties operating for similar retail purpose. Neighboring retail properties are serviced by signs on all faces of the building facing vehicular traffic - the same as requested by the applicant. A grant of this variance would permit placement of the painted wall mural that is a critical part of the Raising Cane's building's architecture, and would not be contrary to the public interest or the intent and purpose of the Graphics Code.

Thank you for your consideration for approval of this graphics variance.





City of Columbus

Address Plat



CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 530212273

Project Name: RAISING CANES

House Number: 3820

Street Name: S HAMILTON

Lot Number: N/A

Subdivision: N/A

Work Done: NEW

Complex:

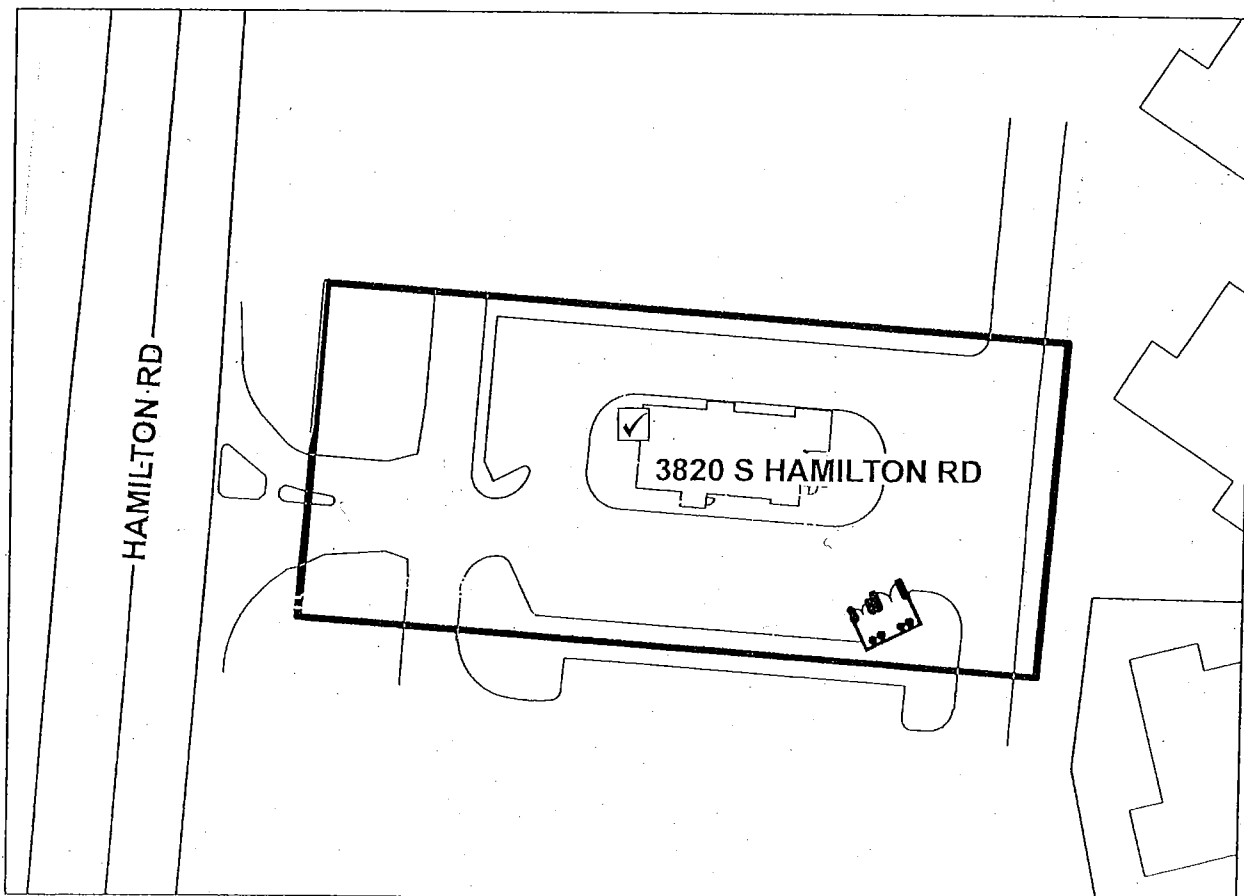
13320-00408

3820 S. HAMILTON ROAD

Owner: CORC LIMITED (TIM MCCARTHY)

Requested By: MANNICK AND SMITH GROUP (MELISSA MILLER)

Printed By: James R Reagan Date: 4/24/2013



SCALE: 1 inch = 80 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 1324736



CLARENCE E M 13320-00408
FRANKLIN COUNTY AUDITOR 3820 S. HAMILTON ROAD
MAP ID: C **DATE: 6/11/13**



Disclaimer

Scale = 150



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

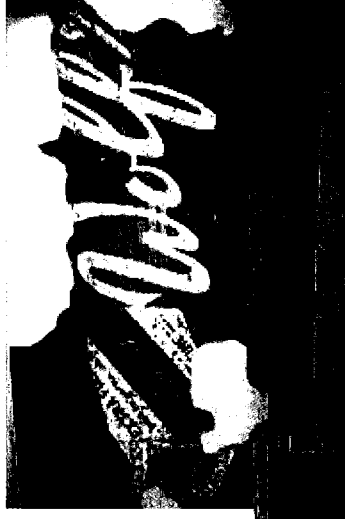
Real Estate / GIS Department

Our Logo and Mural

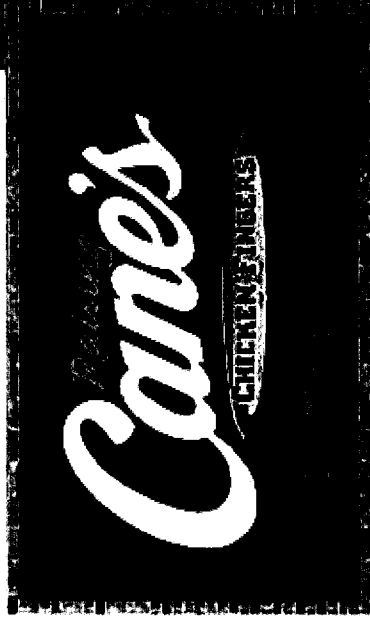
During the renovation of the original Raising Cane's Restaurant, Todd Graves and his crew made an exciting discovery. Under layers of old paneling and stucco, they uncovered the 1930's era mural for Wolf's bakery. Todd loved the look of the mural and believed finding it was fate, so he decided to have a Raising Cane's mural painted on the outside of the newly renovated building in the same colors, arrangement and style of the uncovered Wolf's mural.

Crew and customers loved it!

It was decided to paint Raising Cane's murals on all future locations. An up-to-date oval version of the mural was created to serve as Raising Cane's logo. The new design maintains the spirit of the original mural uncovered at the first Raising Cane's location years ago, and has become an icon for great tasting chicken finger meals.



Notice the score marks made on the old mural. These marks were made to hold the stucco when the wall was covered.



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3820 S. HAMILTON ROAD

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Raising
Cane's

CHICKEN FINGERS

WILLARD

